

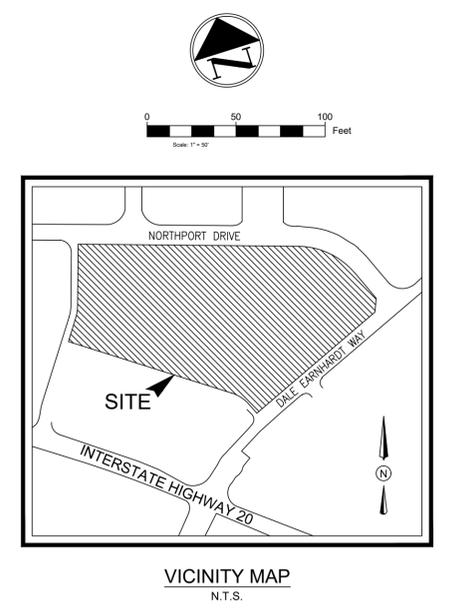
SITE DATA SUMMARY TABLE (CONFERENCE CENTER)	
NUMBER OF LOTS:	PROPOSED LOT 3A
GROSS SITE ACREAGE:	2.6 ACRES OR 113,256 S.F.
EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL
PROPOSED USE:	CONFERENCE CENTER
BUILDING AREA:	30,389 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	XX'-XX"
BUILDING COVERAGE:	27%
FLOOR AREA RATIO:	0.27
REGULAR PARKING REQUIRED: *(1 SP PER 250 S.F.)	122 PARKING SPACES
REGULAR PARKING PROVIDED:	160 PARKING SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES
IMPERVIOUS COVERAGE:	81,580 S.F. OR 72.0%
PERVIOUS/LANDSCAPE AREA:	31,676 S.F. OR 28.00%

SITE DATA SUMMARY TABLE (CAMBRIA HOTEL)	
NUMBER OF LOTS:	PROPOSED LOT 3B
GROSS SITE ACREAGE:	2.67 ACRES OR 116,415 S.F.
EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL
PROPOSED USE:	HOTEL
BUILDING AREA:	72,731 S.F.
NUMBER OF STORIES:	4
BUILDING HEIGHT:	58'-7"
BUILDING COVERAGE:	63%
FLOOR AREA RATIO:	0.63
NUMBER OF GUEST ROOMS:	101
REGULAR PARKING REQUIRED: *(1 SP PER ROOM)	101 PARKING SPACES
REGULAR PARKING PROVIDED:	150 PARKING SPACES
HANDICAP PARKING REQUIRED:	10 SPACES (2 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	10 SPACES (2 VAN ACCESSIBLE)
IMPERVIOUS COVERAGE:	90,007 S.F. OR 77.3%
PERVIOUS/LANDSCAPE AREA:	26,408 S.F. OR 22.7%

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 04°37'13" W	35.43'
L2	N 41°19'25" W	29.05'
L3	N 17°27'34" E	63.12'

CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	190'	163.11'	49°11'15"	S 64°51'32" E	158.15'
C2	100'	54.48'	31°13'01"	N 56°55'56" W	53.81'
C3	100'	29.52'	16°54'43"	N 09°00'12" E	29.41'



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

OWNER	ENGINEER	ARCHITECT	SURVEYOR
NORTHPORT PARTNERS LLC 401 MARSHALL ROAD SOUTHLAKE, TEXAS 76092 CONTACT: WILLIAM VAUGHAN TEL: 972-979-5381	TRIANGLE ENGINEERING LLC 1784 W McDERMOTT DRIVE SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 469-331-8566	PAREKH ARCHITECTS PLLC 18218 E MORGANS BEND DR CYPRESS, TEXAS 77433 CONTACT: SID PAREKH TEL: 832-878-1262	MILLER SURVEYING, INC. 430 MID CITIES BLVD. HURST, TEXAS 76054 TEL: 817-577-1052

LEGEND	
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING LINE	B.S.
LANDSCAPE EASEMENT	L.E.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FIRE LANE	---
STRIPING	---
PARKING SPACES	[P]
HANDICAP LOGO	[H]
TRAFFIC ARROW	→
FIRE HYDRANT	⊕
DUMPSTER	[D]

EXISTING LEGEND	
TELECOM ACCESS	⊕
TELECOM MANHOLE	⊕
TELECOM MAKER	⊕
TELECOM PEDESTAL	⊕
ELECTRIC CABINET	⊕
ELECTRIC MANHOLE	⊕
ELECTRIC MAKER	⊕
ELECTRIC SERVICE	⊕
TRAFFIC CONTROL	⊕
LIGHT POLE/POST	⊕
TRAFFIC PARKING SIGN	⊕
GAS MARKER	⊕
GAS METER/SERVICE	⊕
GAS TEST STATION	⊕
GAS MANHOLE	⊕
WATER VAULT	⊕
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER MANHOLE	⊕
FIRE DEPT. CONNECT	⊕
SANITARY MANHOLE	⊕
CLEANOUT	⊕
SANITARY MARKER	⊕
TRAFFIC CONTROL	⊕
GRATE INLET	⊕
STEEL ROD FOUND	⊕
STEEL ROD SET	⊕
CROSS IN CONCRETE	⊕
OVERHEAD UTILITY LINE	---
UNDERGROUND GAS LINE PER RECORDS	---
UNDERGROUND SANITARY PER RECORDS	---
UNDERGROUND WATERLINE PER RECORDS	---
UNDERGROUND STORM PIPE PER RECORDS	---

NO.	DATE	DESCRIPTION	BY
1	08-25-20	1st SITE PLAN SUBMITTAL	AY

**SITE PLAN**  
**CAMBRIA HOTEL**  
NORTHPORT ADDITION LOT 3, BLOCK 3  
5.2725 ACRES (229,671 SF)  
L. MEDLIN SURVEY, ABS # 830  
TOWN OF NORTHLAKE  
DENTON COUNTY, TEXAS  
DATE OF PREPARATION: 08/26/2020

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	08/26/2020	SEE SCALE BAR	093-19

TX PE FIRM #11525

**C-3.0**